



## 54 Caesar Way , St Peters Park, NE28 7JJ

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\*\*\* GUIDE PRICE £85,000 - £90,000 \*\*\*\*

\*\* TWO BEDROOM TOP FLOOR APARTMENT \*\* IDEAL FIRST TIME BUY \*\* CHAIN FREE \*\*

\*\* COMMUNAL ENTRANCE WITH SECURE ENTRY SYTEM \*\* LOUNGE/DINING ROOM \*\*

Price Guide £85,000



- Guide Price £85,000 - £90,000
- Top Floor Apartment
- Two Bedrooms
- Lounge/Dining Room
- Ideal First Time Buy
- Chain Free
- Council Tax Band A
- 150 Year Lease From 2003
- Energy Rating C

### Communal Entrance

Door leading to communal hallway, staircase giving access to all floors, apartment is situated on the top floor.

### Entrance Hallway

Door leading to entrance hallway, radiator, cupboard.

### Lounge/Dining Room

15'2" x 14'6" (4.63 x 4.43)

Double glazed window, radiator.

### Kitchen

9'2" x 7'5" (2.79 x 2.25)

Double glazed window, radiator, a range of fitted wall and floor units with worktops over, integrated oven and hob with extractor hood over, sink unit and integrated washing machine.

### Bathroom

7'11" x 5'3" (2.42 x 1.60)

Three piece suite comprising bath with shower over, toilet and wash hand basin, radiator, part tiled walls.

### Bedroom 1

12'3" x 8'11" (3.73 x 2.72)

Double glazed window, radiator.

### Bedroom 2

9'7" x 8'6" (2.92 x 2.60)

Double glazed window, radiator.

### External

There is a secure entry system into the building as well as allocated parking at the rear.

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

EE-Good outdoor and in-home

O2-Good outdoor, variable in-home

Three-UK-Good outdoor and in-home

Vodafone- Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

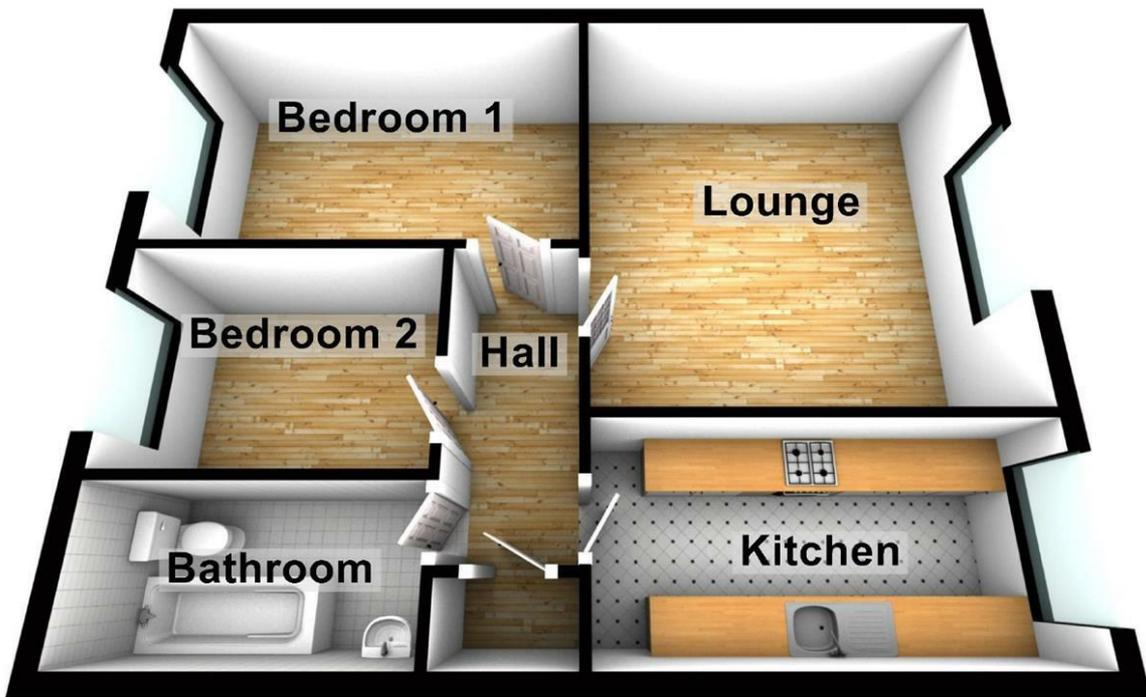
### Lease & Service Charges

The property has a 150 year lease dated from 01/04/2003. Ground rent is £102.06 per year. There is also an annual service charge which is £1705.27 per year, this can be paid in monthly instalments by direct debit.



## Floor Plan

### Top Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      | 78        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |